



CRITICAL OBSERVATION REPORT

Rules, regulations, and Guidelines for Ordinance No. 1296-85, Columbus Building Code Sections

4109.073 Exterior Walls and Appurtenant Structures, 4109.075 Special Critical Observation Areas Created, and 4109.077 Downtown Special Critical Observation Area

The purpose of these rules, regulations and guidelines are to standardize requirements in the ordinance and offer guidelines for compliance.

CRITICAL OBSERVATION

1. Critical observations shall include a close-up, visual review of all building elevations. The person conducting this critical observation is not expected to make exposures or inspection holes. However, this is encouraged if a problem is discovered.
2. Each critical observation, after the initial critical observation, shall include a complete review of the last critical observation report.
3. The extent of the critical observation and the results thereof shall be documented in sufficient detail so that a comparison of successive reports will indicate a change in condition of the exterior walls and appurtenant structure.
4. The critical observation shall include, but not be limited to, the examination of the following and other items peculiar to the subject building:
 - a. parapet wall and cap
 - b. perimeter of the roof, flashing, gutters, and down spouts
 - c. wall surfaces
 - d. window and door openings (lintels, sills, and sealant)
 - e. areas adjacent to down spouts and gutters
 - f. weep holes in walls
 - g. appurtenances (fire escapes, signs, flagpoles, cornices, canopies, awnings, marquees, chimneys, etc.)
5. The critical observation shall include, but not be limited to, the documentation of the following conditions when observed:
 - a. movement of parts
 - b. failure of construction to properly shed water
 - c. presence of openings, cracks, or gaps which allow entry of water
 - d. loose attachment of appurtenances?
 - e. deterioration of materials
 1. cracking or crazing
 2. Spalling
 3. Chipping
 4. Erosion
 5. wear of protective coatings (paint, etc.)
 6. Corrosion
 - f. evidence of improper past repairs
 - g. conditions and functioning of expansion joints
 - h. conditions of appurtenance structures
 - i. efflorescence



CRITICAL OBSERVATION REPORT

Exterior Walls and Appurtenances of Buildings

Hazardous condition, requires immediate action.

Requires immediate attention, repairs to be completed in 30 days.

Requires preventative maintenance, repairs to be completed by December 31 of the due year.

No defects observed.

Date of Submission _____ Date of Survey _____

Building Name _____ Age of Building _____

Address of Building _____

Number of Stories _____

Exterior Wall Construction

☐ Brick ☐ Concrete Block ☐ Glass ☐ Concrete ☐ Other (specify) _____

Floor Construction

☐ Wood Joist ☐ Steel Bar Joist ☐ Reinforced Concrete

☐ Precast Concrete ☐ Other (specify) _____

Roof Construction

☐ Wood Joist ☐ Steel Bar Joist ☐ Reinforced Concrete

☐ Precast Concrete ☐ Other (specify) _____

Building Owner _____ Telephone _____

Address _____

City / State / Zip _____

Building Manager _____ Telephone Number _____

Company Performing Critical Observation _____

Person Conducting Critical Observation _____

Address _____

City / State / Zip _____

Telephone _____

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Name of person completing report (if different from above) _____

Date_____